

**William Ryan Homes Luxury Inclusions**

**Making Homes Personal**

**Customer Focused Lifestyle Designs**

- Flexible Floor Plans w/ Styled Elevations
- Abundant Options to personalize your home in our Design Center

**MY HOME 24-7 WEBSITE**

- Mortgage Calculator
- Real-time Construction Schedule Overview
- Construction Photo Library
- Building Process Document Vault
- Online Warranty Requests

**Customer Transparency**

- Guaranteed Pre-established Pricing-
- Pre-Construction, Pre-Drywall and Pre-Closing Site Orientations
- 60 Day & 11 Month Warranty Reviews

**Preferred Lender Programs and Support**

- Multiple Programs w/ Available Rate Locks

**William Ryan Homes 1-2-10**

**Limited/Transferable Warranty**

**Foundation**

- Engineered Post Tension Slab with 3000 PSI Rated Concrete

**Exterior**

- Distinctive Front Yard Landscape Designs with Multi-Zoned, Programmable Irrigation System
- A Variety of Stunning Exterior Architectural Designs to Choose From
- Architecturally Distinctive Stucco Finish
- Paver Driveways and Walks
- Steel Architectural Garage Doors With Automatic Opener
- Concrete, Color-Through, Architectural Roof Tiles
- Rear and Side Yard Masonry Privacy Wall
- 4" Iron Framed Gate With Composite Slots

**Focus on Energy**

- Premium, Certified Energy Star Partner
- Spray Foam Insulation in all Exterior Walls of Livable Space
- Spray Foam Insulation on Roof Deck of Conditioned Attic Space
- 8' Insulated Fiberglass Designer Entry Door
- Mechanical Engineered High-Efficiency 14 SEER Air Conditioner / 8.5 HSPF Gas Forced Heating
- Dedicated, Zoned Air Returns
- LED Lighting
- Dual Pane, "Low-E" Vinyl Windows
- Tankless Water Heater
- Moen® Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Elongated Toilets
- Pex-A Water Supply System
- MERV 8 Air Filtration

**Kitchens**

- 2 CM Granite Kitchen Countertops
- Undermount, Stainless Steel, Double Bowl Sink
- Oversized Kitchen Islands
- Walk-in Pantry Per Plan
- Whirlpool® Appliances
  - Electric Oven
  - Microwave/Vented Hood
  - Multi-Cycle Dishwasher
  - Gas Cooktop
  - Stainless Steel
- 1/3 HP Garbage Disposal
- Water & Ice-Maker Pre-Plumb
- 42" Recessed Panel Beech Cabinets
- Kinetico® Water Filtration System

**Bathrooms**

- 2 CM Granite Countertops in Owners Bath
- Raised Height Owners Bath Vanities
- Oversized Walk-in Owners Shower
- 12"x 12" Tile in Owners Bath Shower w/ Kerdi® Membrane

**Interior Finish**

- 10' Ceiling Height
- Oversized Secondary Bedrooms
- Skip Trowel Drywall Texture on Interior Walls with Rounded Corners, including Window Recesses
- 8' Interior Doors
- Lever Interior Door Hardware in Choice of Finish
- 18" x 18" Ceramic Tile Flooring in Foyer, Kitchen, Breakfast Nook, Great Room, Hallways, Laundry Room, and Bathrooms
- Shaw® Wall-to-Wall Stain Resistant Carpet Per Plan

**Electrical/Mechanical**

- Control4® Smart Home Structured Wiring Panel with Hinged Lid
- Control 4® Video Doorbell with Intercom Capabilities
- Ecobee3 lite Smart Thermostat
- (2) RG6 Coax Cables,
- (1) Cat6 Cable
- (1) Microduct run for NID -Fiber Ready
- (2) Combo Ports with (1) Cat5e cable for phone/data and (1) RG6 Coax cable for cable/satellite
- Exterior Coach Lighting at Garage
- LED Light Fixtures
- Decora Light Switches
- Whole House Premium Lighting Package
- 200 Amp Electrical Service
- Combination smoke/Carbon Monoxide Detectors for Safety
- Two Hose Bibs; One Front and One Rear of Home

***FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME (Many are Plan Specific\*)***

- Detached Pool House/Casita, Formal Dining, Spa Bath, Office & Flex Spaces
- Extended Covered Patios
- Secondary Bedroom Suites
- Up to 4 Bedrooms (varies by plan)
- Multi-Slide Patio Doors

\*William Ryan Homes reserves the right to change floor plans, specifications, prices or installation methods without notice. Special wall treatments, window treatments, upgraded floor coverings, Softscape/hardscape landscaping and many other items featured in and around the model homes are decorator suggested and may not be included in the purchase price. In addition, the Quality Features listed above may not apply if additional options or upgrades are selected with a home. See a William Ryan Sales Consultant for specific information. ROC#227709

